



**FY2021 Application for EPA Brownfields Community-Wide Assessment Grant  
New Jersey Economic Development Authority**

Narrative Information Sheet

Pertinent applicant information:

1. Applicant Information: New Jersey Economic Development Authority  
PO Box 990, Trenton, New Jersey 08625-0990  
Street Address: 36 West State Street, Trenton, New Jersey 08625
2. Funding Requested:
  - a. Assessment Grant Type: Community-Wide Assessment
  - b.i) Federal Funds Requested \$300,000
  - ii) No Site – Specific Waiver is being requested
3. Location: NJEDA is a state organization. While communities throughout the state could make use of the funding, the application focus is the geographic area of twelve (12) municipalities designated as Community Collaborative Initiative (CCI) communities, with particular emphasis on those communities without existing EPA funding, specifically:  
  
Bayonne, Hudson Co.                      Paterson, Passaic Co.  
Bridgeton, Cumberland Co.              Perth Amboy, Middlesex Co.
4. Property Information: Not Applicable, as this is not a Site-Specific Application
5. Contacts
  - a. Project Director  
Elizabeth Limbrick  
Senior Brownfields Advisor, Policy & Communications  
PO Box 990, Trenton, New Jersey 08625-0990  
Street Address: 36 West State Street, Trenton, New Jersey 08625



b. Chief Executive

Tim Sullivan

Chief Executive Officer

PO Box 990, Trenton, New Jersey 08625-0990

Street Address: 36 West State Street, Trenton, New Jersey 08625

6. Population: 287,157 (2018 US Census Bureau estimates)\*

\* NJEDA is a state organization. population The application targets four (4) communities within the twelve (12) municipalities designated as Community Collaborative Initiative (CCI) communities. The population provided is the total for all four (4) target communities. The estimated State population is 8,881,845

7. Other Factors Checklist: Please see below.

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from State Authority: Please see attached.



New Jersey Economic Development Authority  
EPA Assessment Grant Proposal

Letter from State Authority



## State of New Jersey

Department of Environmental Protection  
Site Remediation and Waste Management Program  
Office of Brownfield and Community Revitalization  
Mail Code 401-06A  
P.O. Box 402  
401 E. State Street  
Trenton, New Jersey 08625

PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

CATHERINE R. MCCABE  
*Commissioner*

October 5, 2020

Mr. Andrew Wheeler, Administrator  
US Environmental Protection Agency  
1200 Pennsylvania Ave, N.W.  
Washington, DC 204605

RE: USEPA Assessment Grant Application for NJEDA

Dear Administrator Wheeler,

This is to acknowledge that the New Jersey Department of Environmental Protection (DEP) received a request from the New Jersey Economic Development Authority (NJEDA) for a state acknowledgement letter for a United States Environmental Protection Agency (USEPA) brownfield grant application.

I understand that the NJEDA plans to submit an application for an Assessment grant in the amount of \$300,000 to aid in the assessment of brownfield sites throughout the state, particularly those within the federally designated Opportunity Zones in the State's 12 Community Collaborative Initiative communities.

If awarded, the funds will be used to conduct assessment activities at brownfield sites within Opportunity Zones, assisting with the return of these vacant and underutilized properties to public benefit. This complements NJEDA's new EPA Brownfield Revolving Loan Fund Program as well as its targeted suite of incentives, loans, and grants to boost Opportunity Zone projects. While some NJEDA resources are available, limited funding is not always sufficient to jump start priority brownfield redevelopment projects in these communities in a timely fashion. Award of the EPA funding would provide needed assessment funds, which can then be leveraged by NJEDA's various other funding tools to ensure that priority community projects are catalogued and thus address the environmental, social, health and economic needs of their neighborhoods.

The DEP encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose. If I can be of further assistance, I may be reached at (609) 633-1223, or [William.Lindner@dep.nj.gov](mailto:William.Lindner@dep.nj.gov).

Sincerely,

William J. Lindner, Manager  
Office of Brownfield & Community Revitalization

Cc:/ Elizabeth Limbrick, NJEDA  
Michele Christina, BRS Inc.

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target Area and Brownfields**

i. Background and Description of Target Area: The State of New Jersey is the geographic jurisdiction of the New Jersey Economic Development Authority (NJEDA). NJ has one of the highest concentrations of brownfield sites in the country, due to our long history of industrialization. NJ industry began in the late 1700s as new factories sprang up in the northern portion of the state. Post-Revolutionary War industry such as Paterson's textiles and Perth Amboy's terra cotta were made possible by access to water power and robust population centers. Farming communities in the south began to develop strong industrial economies between 1900 and 1930, when the state's population doubled, fueling a \$4 billion manufacturing base. During World War II, manufacturing boomed as electronics, chemical and petrochemical facilities began large-scale operations both in North Jersey and, on a smaller scale, in South Jersey. Post 1960s urban decline in cities like Bayonne and Paterson and the general decline of manufacturing in all areas of the state created a preponderance of brownfield sites, large and small, throughout NJ.

NJEDA has dedicated brownfields staff tasked with transforming distressed sites throughout the state into safe, active locations which support current and future community needs, thereby increasing their economic development potential. For example, a project which creates a vibrant open space that is available to the public has the potential of drawing more businesses and workforce housing development and revitalization projects to the community.

While the assessment funding would be able to be used throughout the State, NJEDA's Assessment program will target the 12 Community Collaborative Initiative (CCI) communities. The CCI program was developed by the New Jersey Department of Environmental Protection (NJDEP) for advancing locally established environmental priorities within communities with high instances of brownfields, poverty, health disparities and need for revitalization. By targeting communities where multiple environmental stressors exist, especially brownfields, the CCI provides a dedicated state employee as an ombudsman to resolve complex obstacles to successful remediation and redevelopment of contaminated sites. The CCI communities vary in their internal capacity to access and to manage the brownfield assessment process. As such, this application has a particular focus on the subset of CCI communities, as exemplified by Bayonne, Bridgeton, Paterson, and Perth Amboy, who will particularly benefit from the assistance of the State NJEDA in bolstering their ability to address contaminated property both from a capacity and from a financial standpoint.

ii. Description of the Priority Brownfield Site(s): NJ's highest concentration of contaminated sites tend to occur in waterfront communities in the northeast (for example Paterson, Bayonne, and Perth Amboy). Less densely populated southern CCI communities (for example Bridgeton) contain a disproportionate number of contaminated sites given their small size.

CCI Community	Number of KCS	KCS Rank in NJ	Waterfront Community	Opportunity Zone
Bayonne	137	13	Yes	Yes
Bridgeton	34	106	Yes	Yes
Paterson	239	4	Yes	Yes
Perth Amboy	87	24	Yes	Yes

KCS – Known Contaminated Sites List data from NJDEP November 2019. Ranking represents position out of New Jersey's 564 municipalities

Below are examples of targeted CCI brownfields:

**Allied Textile Printing (ATP) Site, Paterson**

**Owner: City of Paterson**

**Reuse: Recreational**

Paterson traces its industrial heritage back to the late 1700s when Alexander Hamilton championed it as the first planned industrial city in the fledgling US. *With frontage along the Passaic River*, the ATP site is a six-acre parcel within the 118-acre Paterson National Historic Landmark District. The ATP site was in continuous use as a manufacturer of silk and other textiles for over 150 years. Shortly after the facility was shuttered in the early 1980s, a series of fires contributed to the further decline of more than 30 historic mill buildings on site. Contamination at the ATP site includes asbestos, historic fill, USTs, PCBs and metals. The site is being addressed in phases. A two-acre portion, Quarry Lawn, is currently being remediated and redeveloped as an open space area adjacent to the Paterson Great Falls National Park. With an eye to subsequent phases, there is a need for updating old Phase I studies on the balance of the ATP parcels to bring the old reports into current regulatory compliance. Phase II assessments will then be needed to characterize areas in need of remediation. Once fully remediated and redeveloped, the ATP site will include interactive walkways, rain garden(s), interpretation of the mill building ruins, and open space that will enhance the historic district's Paterson Great Falls National Park.

**Rudyk Park Expansion Area 1 and 2, Perth Amboy**

**Owner:** Expansion Area 1 - City of Perth Amboy; Expansion Area 2 - Various

**Reuse: Open Space**

This project is part of a larger initiative to improve community access to parks and recreational spaces in Perth Amboy, an economically distressed coastal city in North Jersey. The existing Rudyk Park is adjacent to a major regional highway and provides a buffer between residential neighborhoods and an active industrial district. Heavily used by the community for festivals, ballfields, etc., the City wishes to increase the existing park with the 2.33-acre Expansion Area 1 and the 6.24-acre Expansion Area 2. The targeted expansion areas were marsh and wetlands until being backfilled circa 1950s. Phase I and Phase II assessments are needed to ascertain if the fill material is contaminated. Both expansion areas are vacant and overgrown. A community driven planning effort identified reuse of the Expansion Area 1 for green infrastructure and Expansion Area 2 for unprogrammed green space and improved public access to the park.

**Block 452.02 Site, Bayonne**

**Owner:** City Owned

**Reuse: Open Space**

Over 5 acres, the Block 452.02 Site is within a redevelopment area that was formerly part of the Standard Oil complex established in 1872. Today, with highway access and a nearby harbor across from New York City, there has been a resurgence of developer interest. On the other side of the highway, a shopping complex with big box retail stores was developed in 2008. The Block 452.02 Site has been vacant for decades and is surrounded by privately owned former industrial properties. The privately owned parcels surrounding Block 45.02 are in the process of being assessed, remediated, and redeveloped for non-industrial uses. To the west of Block 452.02, a three-phased high-density residential development is under way. The final phase of this development, a proposed 354 unit residential complex, is closest to Block 452.02. The Block 452.02 Site serves as a blighting presence to this final phase of development. As a result, the City wishes to assess and remediate their property to serve as welcoming open space, providing a recreational amenity for the new residential development. Contamination is unknown. A Phase I is needed, and likely a Phase II, at this site to address uncertainty associated with the site's environmental conditions.

**Former Dump, Bridgeton**

**Owner:** City of Bridgeton

### **Reuse: Community Solar Energy and/or Open Space**

The 28-acre former dump accepted household trash circa 1950s to 1980s. An engineering cap to address hazardous substance contamination at the site was completed in 2019 in a joint effort by the City and the NJDEP. Reaching a height of 65 feet, this site is located within the 350-acre Bridgeton City Park *bordering the Cohansey River to the east*. The municipality is now evaluating reuse considerations that seek to provide for a public benefit, while still complying with post-closure requirements. The location of an existing trail system within the City Park, coupled with recent state energy initiatives, is driving Bridgeton's desire for reuse planning that vets the feasibility and design of passive recreational use with development of a solar energy component.

#### **b. Revitalization of the Target Area**

i. Reuse Strategy and Alignment with Revitalization Plans: Tasked with serving as the State's principal agency for driving economic growth, NJEDA establishes community revitalization initiatives that integrate into State plans. The New Jersey State Development and Redevelopment Plan guides state investments by establishing a vision for the state's future land use. A guiding principle is to drive development to the state's population centers, which include all CCI communities. Such development includes the preservation/creation of open space areas. In addition, Governor Murphy's October 2018 NJ "State of Innovation Plan" specifically lists **brownfields redevelopment and revitalization of distressed communities as priorities**. EPA Assessment funding will support these objectives, as NJEDA vets compatibility with these plans when evaluating funding applications. In addition, as per State law, NJ's municipalities each adopt Municipal Land Use Plans. All projects must be in conformance with local plans to obtain required permits, and **as part of NJEDA's site selection process, sites to be assessed will be required to demonstrate that the project adheres to such community-approved plans**. For example, Perth Amboy's expansion of Rudyk Park was a direct result of a community driven planning process as set forth in the 2016 Rudyk Park Community Accessibility and Expansion Project plan.

ii. Outcomes and Benefits of Reuse Strategy: Investment in the CCI communities will directly support the Opportunity Zone (OZ) initiative. OZs are substantial in the targeted communities, ranging from 52.4% of Perth Amboy's total area to 23.5% of Paterson's total area is covered by an OZ. Success of the State's OZ initiative will be measured against the state's targeted outcomes, which include the redevelopment of underutilized, vacant and contaminated properties. Focusing assessment resources in the targeted communities will help to meet this goal. The sample sites described above illustrate this, as all four targeted sites are either within or, in the case of the Bridgeton dump site, are abutting OZs. Facilitating cleanup of Paterson's ATP site will allow for reuse of additional property within the historic district containing the Paterson Great Falls National Historic Park. According to a National Park Service evaluation, Great Falls received 177,499 visitors in 2016, spending an estimated \$10.4 million, which in turn generates \$13.9 million in economic output and supports 139 jobs. Increasing the size and amenities available to visitors in the National Historic District as a result of redeveloping the ATP site will increase visitors' time in Paterson, spurring economic growth with an increase in economic spillover effects. Moreover, an ancillary benefit of this project is to preserve and provide interpretation of historic ruins and cultural resources within the historical district. One of the primary issues the community has raised with Perth Amboy's Rudyk Park is that the surrounding highway network makes access difficult for the park. The assessment and ultimate reuse of the expansion tracts will provide for a substantial new point of entry to the park, vastly improving access while still making use of the existing transportation network. The cleanup and reuse of Bayonne's Block 452.02 will make the adjacent residential development more attractive, spurring additional economic development as 354 residential units come on line. The planning efforts needed for the Bridgeton dump will include

*the vetting and design of solar energy generation at the site*, in accordance with the New Jersey Energy Master Plan, with a goal of attaining 100% clean energy in the State by 2050. In addition, existing NJEDA funding instruments provide weighted award criteria for projects demonstrating energy efficiency and/or green energy. The site selection process for EPA assessment sites use will likewise be structured to incentivize renewable energy.

**c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse: The EPA assessment funding will leverage several significant incentives planned for a 2021 rollout by NJEDA. This includes a \$15 million competitive State Brownfield Loan program: it can be used for assessment, cleanup, and demolition activities. Given its annual cap, this program is NOT designed to fully fund priority brownfield assessments. As such, the EPA Assessment grant will serve as a complimentary funding source.

NJEDA also serves as the bank for the State Hazardous Discharge Site Remediation Fund grant/loan program. This provides municipalities with grants for environmental assessment and 75% of the costs for remediating sites for open space/conservation reuse. As the application, approval, and award process often takes years to complete as well as annual caps that are quickly met for the funding, this money is not a reliable source of funding for projects that need assessment funding.

The State's Green Acres program provides funding for acquisition and development of parkland and other recreational amenities. For example, Perth Amboy has a commitment of \$855,000 from the program for acquisition of the Expansion Area 2 parcels. Unfortunately, this funding cannot be used until environmental assessment efforts have been completed.

Perhaps equally important is the ability of local governments to navigate their way through the state's complex regulatory approvals. As part of an effort to improve government services to brownfield saddled communities, NJEDA has made an investment of \$1million to fund NJDEP employees to serve as CCI ombudsmen CCI municipalities. This technical assistance in the form of in-kind services provided by NJDEP employees is an additional resource strictly for the CCI communities that are the targets of this proposed grant program.

ii. Use of Existing Infrastructure: Given that the grant will be targeting communities in the State's population centers, reuse of existing infrastructure at all project sites is integrated into to the success of this program and it is expected that all projects will take advantage of existing roads, utilities (gas, water, power, sewer, internet), transit, etc. The key infrastructure is already in place for these projects. With the ATP Site example, NJEDA's assessment efforts will promote the reuse of existing structures as this project seek to refurbish and/or stabilize, historic structures. The Rudyck Park project seeks to not only improve public access for an existing open space amenity, but the ultimate reuse of the expansion tracts relies on use of the existing transportation network. Similarly, the Block 452.02 site is directly tied to Route 440, providing easy access to communities in northern New Jersey and New York City. The assessment grant will ensure the elements of the recreational trails at Bridgeton site will tie directly into the other existing recreational amenities and trails of the surrounding 350-acre Bridgeton City Park.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

The State of New Jersey has a state GDP of \$626.8 billion (US Bureau of Economic Analysis, 2Q2018). It has a population of almost 9 million; with over 1,195 people per square mile, it is by



far the most densely populated state in the US (US Census Bureau, 2010). Statewide per capita income is \$64,537, the fourth highest in the country (US Bureau of Economic Analysis, US Bureau of Economic Analysis, 2017). Yet, with all of this prosperity, there are pockets of endemic poverty and sensitive populations throughout NJ, as described below for the targeted communities. These communities have some of the greatest preponderance of brownfield sites in the State (see the Description of the Priority Brownfield Site(s) subsection above).

#### **a. Community Need**

i. The Community's Need for Funding: The example CCI communities include three larger urban, post-industrial cities in north Jersey and one smaller regional city in rural south Jersey. These communities share common characteristics that demonstrate their need for funding:

1. Each of these communities are low-income and economically distressed municipalities, which limits the communities' ability to draw on other sources of funding to carry out brownfield assessment, remediation and reuse. The household median income and per capita income for these communities ranges from 25% to 75% below the state and national averages, with a significant number of families (14%-38%) living in poverty compared to the state and national levels of 7.6% and 10.1% respectively<sup>1</sup>.
2. The targeted sites are slated for recreational/open space reuse. Such sites do not directly generate tax revenue that could be recaptured to fund redevelopment.
3. The sheer number of brownfields has stymied overall community revitalization efforts for decades. Brownfield sites, even ones with excellent locations and access to infrastructure, remained underutilized because of substantial environmental issues. Without public sector support for site assessment and remediation, investment to create new open space, improved housing stock, and new employment opportunities is not taking place.
4. There is limited State funding for brownfield work, as described above (see the Resources Needed for Site Reuse subsection). Moreover, as one of the first COVID hotspots in the country, New Jersey is financially struggling. NJEDA, the State's economic development entity, had a pre-COVID discretionary fund of \$40 million. NJEDA committed almost all of our "rainy day" money to developing and disbursing financial assistance to small businesses that are in dire straits in our state. We have been proud to provide financial lifelines to over 20,000 small businesses and non-profits, but this has depleted discretionary resources that could otherwise be brought to bear to address brownfield sites

#### **ii. Threats to Sensitive Populations**

(1) Heath or Welfare of Sensitive Populations: Exposure to harmful substances, such as those at brownfields sites, is one of many risk factors for disease and adverse health effects. The example CCI communities are home to economically disadvantaged populations with higher levels of sensitive populations, including children, minorities and low-income persons, as described below:

- Children: The CCI communities have a larger percentage of young people compared to the state and country. According to 2018 ACS data, 31.4% of households in NJ and 33% of households in the US have children. Meanwhile, in CCI communities like Perth Amboy and Paterson, these numbers exceed 40% and in Bridgeton, it is over 50%. According to the World Health Organization, children are more vulnerable than adults are to environmental risks such as air pollution and chemical hazards, as their bodies are still developing.
- Minority Populations: CCI communities are comprised primarily of minority residents. Whereas the minority population of the US and NJ populations is 38.9% and 44.2%

---

<sup>1</sup> US Census 2018:5-year estimates

respectively, our example communities have a minority population that ranges from 54% (Bayonne) to 93.7% (Perth Amboy) according to 2018 ACS data. EPA, the National Resources Defense Council and others have documented that high polluting and contaminated sites tend to be located in minority-dominated areas, and that a disproportionate number of minority communities contain highways, airports, landfills, incinerators, and other potentially toxic sites.

- Low-income Persons: The prevalence of low-income households is shared in the four CCI cities, ranging from 38% to 69%. The rates of household living in poverty rise precipitously when one looks at the data for women and children. For example, in Paterson, 60% of families headed by a single mom live in poverty while in Perth Amboy, that number is 59.7% and in Bridgeton 46.9%. Again in Paterson, 41.7% of households receive SNAP benefits and a whopping 66.7% of families are headed by grandparents responsible for raising their grandchildren. Poverty has been persistent and increasing in these communities over several decades. Furthermore, as COVID has highlighted, populations of color are at higher risk due to chronic underlying health issues caused by poverty, which results from limited access to healthcare, healthy food and outdoor exercise/recreation.

By facilitating the remediation of brownfield sites in these vulnerable communities, EPA's assistance will help reduce health and welfare threats to these sensitive populations by not only paving the way for the removal of the contaminants but by building awareness of the effects of environmental hazards and promoting the reuse of lands for community benefit such as the proposed open space and recreation areas.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The four CCI communities suffer from a greater-than-normal incidence of diseases associated with exposure to hazardous substances, pollutants and contaminants, most notably, asthma and lead poisoning.

- Asthma: The Center for Disease Control (CDC) and EPA's EJScreen indicators report that the CCI communities are notable for their proximity to major highways and prevalence of traffic-related air pollution. Traffic, air pollution and air particulates are strongly tied to asthma. According to the CDC's National Center for Environmental Health, residents of the target CCI communities have higher than normal prevalence of asthma. For example an analysis of asthma-related ER visits by municipality from 2008–2012 showed that Bridgeton had rates more than 1.5 times the state average and accounted for 94% of Cumberland County's asthma ER visits while only constituting 72% of the county's population (NJDOH, 2014 County Asthma Profiles). Bridgeton ranks the highest for PM2.5 in the 97<sup>th</sup> percentile with Perth Amboy and Paterson in the 90<sup>th</sup> percentile and Bayonne in the 72<sup>nd</sup> percentile, according to EJScreen.
- Lead poisoning: Lead poisoning is a very serious issue for many of the CCI communities, particularly Paterson who is one of the top 10 municipalities in NJ with the highest percent children with elevated blood lead level (EBLL) at or above 5 ug/dL in 2018. Children are especially vulnerable to lead poisoning, which can cause severe negative health outcomes, learning disabilities and behavioral problems. Cumberland and Middlesex counties, where Bridgeton and Perth Amboy are located, also rank in the top five counties for the number of environmental cases reported.<sup>2</sup> Lead is found in a variety of sources, including lead-based paint and lead-contaminated dust from older homes built before 1978. According to 2018 ACS data, 71-86.5% of homes in the four target communities were constructed prior to 1980, thereby increasing exposure to lead poisoning.

---

<sup>2</sup> Childhood Lead Exposure in New Jersey, Annual Report 2018

Facilitating the assessment of brownfield sites will not only identify whether these harmful threats are likely present, but will also determine the corrective action required will put these properties on the path to a healthy and beneficial reuse and thereby contribute to a reduction in the incidence of disease and adverse health conditions. Identification and removal of a neighborhood source of contaminated particulate matter will benefit those in the surrounding community that suffer from asthma and lead poisoning.

(3) Disproportionately Impacted Populations: Many NJ communities contend with significant environmental justice (EJ) issues from current and historic industrial and commercial uses. In fact, all of the target sites are surrounded by communities in the top 30%, uniformly at risk for almost every variable of environmental risk provided in EPA's EJscreen. These communities scored in the 71-95<sup>th</sup> percentile for NATA Cancer Risk and Respiratory Hazard indexes in both the State and USA comparisons. The Bayonne site is located in a heavily industrial area, and ranks in the 97% for RMP proximity. In sum, the communities targeted for assessment funds experience disproportionately high rates of negative environmental impacts and contain large numbers of contaminated sites. Facilitating the remediation of brownfield sites in CCI communities will help reduce the impact of EJ issues. NJEDA takes in account the alleviation of EJ concerns in its selection of assessment sites, per a 2018 NJ Executive Order requiring State agencies to address EJ concerns. NJEDA has recently created an EJ Working Group to create a robust program that addresses EJ impacts within our funding and economic development programs. We expect this assessment grant, and its site selection process, to play an important role in our EJ program.

#### **b. Community Engagement**

i. Project Involvement: NJEDA's primary program partners for the EPA grant will be the CCI communities and the NJDEP. Representatives from the targeted CCI communities will be the CCI local government points of contact as presented below. Other program partners include statewide nonprofit advocacy groups: Commerce and Industry Association of NJ (CIANJ) and NJ Business and Industry Association (NJBIA); NJ Builders Association; Brownfield Coalition of the Northeast (BCONE); and Licensed Site Remediation Professional Association (LSRPA).

Entity	Name	Phone	Email
NJDEP Manager, CCI Program	Frank McLaughlin	609-633-8227	Frank.mclaughlin@dep.nj.gov
Bayonne, City Planner	Suzanne Mack	201-344-7599	bayonneplanner@gmail.com
Bridgeton, Business Administrator	Kevin Rabago, Sr.	856-455-3230	rabagok@cityofbridgeton.com
Paterson, Dir. of Economic Dev	Mike Powell	973-321-1220	mpowell@patersonnj.gov
Perth Amboy, Project Planner	William Kurzenberger	973-318-4173	w.kurzenberger@topology.is
CIANJ, CEO	Anthony Russo	201-368-2100	arusso@cianj.org
NJBIA, Chief Business Relations	Wayne Staub	609-858-9477	wstaub@njbja.org
NJ Builders Assoc., VP of Env. Affairs	Grant Lucking	609-570-2157	grant@njba.org
BCONE, Executive Director	Sue Boyle	856-291-5650	sboyle@geiconsultants.com
LSRPA, President	Scott Drew	609-895-1400	sdrew@geosyntec.com

ii. Project Roles: NJDEP CCI Liaisons typically interface with the CCI communities on a weekly basis, and will support the NJEDA Assessment Grant implementation by facilitating communications between NJEDA and the communities. They are in a position to connect NJEDA with priority projects in need of assessment funding and will work to identify local community members and solicit their input in site redevelopment decisions, including identification of prospective sites, cleanup, and reuse. The CCI program partners are representatives from the local

municipalities that are responsible for establishing brownfield redevelopment priorities in their communities. They have committed to assisting with the identification of sites; identification and coordination with local stakeholders impacted by the targeted sites; providing space for community meetings; and site access assistance (see Commitment Letters in Attachment 1). Other partners can assist with marketing, as they are liaisons to the developer communities: CIANJ, NJBIA, NJ Builders Assoc, BCONE, and LSRPA.

iii. Incorporating Community Input: Any site making use of the EPA funding will be required to show local support for the project. A local project sponsor and a support letter will be required. Prior to conducting the site assessment, at a minimum, one community meeting will be held to discuss the planned site work and provide contact information for the environmental consultant and NJEDA program manager. As appropriate, these meetings will be held on-line via Microsoft Teams or in person. A virtual document repository, to include a project fact sheet translated into up to 11 different languages as was done for our COVID grant fact sheets, will be required on the municipal website of the community where assessment activities are to take place. This will allow for sharing of assessment information post-field efforts with community members. An email address will be included to provide a mechanism for receiving public comments and for NJEDA, their consultants, and/or the targeted municipalities to respond to such comments.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **a. Description of Tasks / Activities and Outputs**

<b><i>Task 1 Program Management:</i></b>
i. <u>Implementation</u> : Activities for both targeted and non-targeted sites include those necessary for implementation and management of the grant, including vetting site eligibility with EPA, fulfilling reporting requirements, procurement of consultants and reviewing expenditure eligibility. Travel is to attend EPA and state brownfield conferences/workshops. While the EPA assessment grant will cover some time for NJEDA personnel to manage the program, the majority of the effort is anticipated to be funded by Non-EPA Grant resources to include in-kind contributions of NJEDA personnel performing programmatic oversight.
ii. <u>Schedule</u> : Duration of cooperative agreement performance period.
iii. <u>Tasks/Activity Lead</u> : Programmatic Management activities will be fulfilled by a combination of NJEDA and a procured grant management contractor. Travel is for NJEDA Program Manager.
iv. <u>Outputs</u> : conferences/workshops (2); ACRES; quarterly reports (12); MBE/WBE (3); Financial Reports (3); Eligibility Determinations (up to 17).
<b><i>Task 2 Outreach:</i></b>
i. <u>Implementation</u> : For each targeted and non-targeted site selected for assessment, NJEDA will work with NJDEP and the CCI local government in the targeted community to conduct outreach prior to each assessment phase and provide an online informational platform after the assessment field effort has been completed as previously described in the Community Engagement section. While the EPA assessment grant will cover some time for NJEDA personnel to conduct the outreach efforts, a fair portion will be funded by Non-EPA Grant resources to include in-kind contributions in the form of NJEDA, NJDEP, and local government personnel.
ii. <u>Schedule</u> : Outreach being conducted toward the end of Year 1 and throughout Years 2 & 3.
iii. <u>Tasks/Activity Lead</u> : NJEDA assisted by Project Partners and environmental consultant
iv. <u>Outputs</u> : Meetings attended (20); flyers/signs produced (20); and meeting minutes (20)

<b><i>Task 3 Phase I / Preliminary Assessments (PA):</i></b>
<b>i. Implementation:</b> NJEDA will conduct (10) Phase I assessments; three such assessments are anticipated in the targeted communities (Paterson, Perth Amboy, Bayonne), with the balance in other communities. The assessments will comply with the most current federal and state standards, including participation in the NJDEP Licensed Site Remediation Professional (LSRP) program, the regulatory framework for conducting assessments in NJ. NJEDA will follow applicable federal and state procurement requirements when contracting with LSRPs. Non-EPA Grant resources include in-kind contributions of NJEDA to procure and manage the LSRPs.
<b>ii. Schedule:</b> Procurement of LSRP consultant - Year 1. Phase Is - latter part of Year 1-Year 3.
<b>iii. Tasks/Activity Lead:</b> Consultant performing the assessment activities; oversight by NJEDA.
<b>iv. Outputs:</b> 10 Phase I reports

<b><i>Task 4 Phase II / Site Investigations (SI):</i></b>
<b>i. Implementation:</b> NJEDA will conduct (10) Phase II assessments; three such assessments are anticipated in the targeted communities (Paterson, Perth Amboy, Bayonne), with the balance in other communities. The assessments will comply with the most current federal and state standards, including participation in the aforementioned LSRP program. NJEDA will follow applicable federal and state procurement requirements when contracting with LSRPs. Non-EPA Grant resources include in-kind contributions of NJEDA to procure and manage the LSRPs.
<b>ii. Schedule:</b> Procurement of LSRP consultant - Year 1. Phase IIs- latter part of Year 1-Year 3.
<b>iii. Tasks/Activity Lead:</b> Consultant performing the assessment activities; oversight by NJEDA.
<b>iv. Outputs:</b> QAPPs (10), Health and Safety Plans (10), and Phase II reports (10).

<b><i>Task 5 Reuse Planning:</i></b>
<b>i. Implementation:</b> NJEDA will conduct reuse planning. One such planning effort will be the conceptual design in a targeted community (Bridgeton) and other planning efforts (such as Analysis for Brownfield Cleanup Alternatives (ABCAs) and remedial action workplans (RAWs)) will be conducted in another community. The NJEDA will follow applicable federal and state procurement requirements for contracting with consultants to perform this task. Non-EPA Grant resources include in-kind contributions of NJEDA personnel to procure and manage the consultants.
<b>ii. Schedule:</b> Procurement of consultant - Year 1. Reuse Planning - Year 1-Year 3.
<b>iii. Tasks/Activity Lead:</b> Consultant performing the planning activities; oversight by NJEDA.
<b>iv. Outputs:</b> Conceptual Designs (2); ABCAs (1); RAWs (1)

## **b. Cost Estimate**

All costs estimate unit pricing is based on actual market costs for similar services performed. For simplicity, figures presented for personnel and fringe have been rounded to whole dollar amounts.

<b><i>Task 1 Program Management:</i></b>	
Personnel 45 hours @ \$36.40/hour	\$1,638
Fringe (34.37%) 45 hours @ \$12.51/hour	\$563
Contractual: Management Consultant 3 years est. @\$5,000/year	\$15,000
Travel: 2 EPA conferences or workshops @ \$1,247.50/event	\$2,495
<b><i>Task 2 Outreach:</i></b>	
Personnel 180 hours @ \$36.40/hour	\$6,552
Fringe (34.37%) 180 hours @ \$12.51/hour	\$2,252
Contractual: Assessment Consultant meeting participation 20 meetings est. @\$600/mtg	\$12,000

Supplies (printing meeting materials; signage): 20 meetings years est. @\$125/mtg	\$2,500
<b>Task 3 Phase I / PA:</b> Contractual: 10 sites est. @\$4,500/site	\$45,000
<b>Task 4 Phase II / SI:</b> Contractual: 10 sites est. @\$20,000/site	\$200,000
<b>Task 5 Reuse Planning:</b> Contractual: 2 sites est. @\$6,000/site	\$12,000

Budget table is presented below. All costs are direct costs; there are no EPA funded indirect costs:

Budget Categories	Project Tasks (NOTE: NUMBERS HAVE BEEN ROUNDED)					
	Task 1 Program Management	Task 2 Outreach	Task 3 Phase I / PA	Task 4 Phase II / SI	Task 5 Reuse Planning	Total
Personnel	\$1,638	\$6,552				\$8,190
Fringe Benefits	\$563	\$2,252				\$2,815
Travel	\$2,495					\$2,495
Supplies		\$2,500				\$2,500
Contractual	\$15,000	\$12,000	\$45,000	\$200,000	\$12,000	\$284,000
Other						\$0
<b>TO TAL</b>	<b>\$19,696</b>	<b>\$23,304</b>	<b>\$45,000</b>	<b>\$200,000</b>	<b>\$12,000</b>	<b>\$300,000</b>

### c. Measuring Environmental Results

NJEDA will be collecting EPA outcome/output data for the metrics described above via annual reports until the sites have been redeveloped or until the close out of the EPA grant, whichever occurs first. Once this information is collected, it is entered into ACRES. NJEDA uses Microsoft CRM software to track financial metrics. We also have a project management platform to track program metrics. We will expand these applications to include EPA assessment grant tracking. We will also host quarterly meetings with our EPA Project Officer to ensure the project stays on track and that regional personnel are kept apprised of project progress and/or issues.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

### a. Programmatic Capability

i. Organizational Structure and ii. Description of Key Staff: With a staff of over 200, NJEDA has the in house structure and capacity to implement the EPA grant. Over the past 10 years, NJEDA has provided 17,751 loans, grants, and loan guarantees: \$6,549,888,609 in loans/grants. Elizabeth Limbrick, NJEDA Senior Brownfields Advisor, will serve as the EPA Program Manager, ensuring compliance with the cooperative agreement and oversight of the assessments. She has 25 years of environmental consulting, state regulatory, and EPA TAB program provider experience, and as such, she brings a unique skill set to EDA's grant program. She is a Licensed Professional Geologist and an LSRP. She has a BS in Environmental Science from Susquehanna University.

iii. Acquiring Additional Resources: NJEDA has an in-house procurement division. We will publish requests for proposals in accordance with applicable Federal and State requirements to procure experienced consultants that may be necessary to implement the EPA grant program including a procured grant manager, environmental and other consulting firm(s) to implement EPA funded assessments and planning activities.

### b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant: NJEDA received our first EPA Brownfields Grant cooperative agreement on October 22, 2020: an \$800,000 RLF grant. As such, there is not much that can be reported as far as **Accomplishments** and **Compliance with Requirements**. We are on schedule with the grant and, technically compliant with grant requirements. We have already procured a qualified grant manager contractor to assist with program setup and implementation.

## **ATTACHMENT 1**

### **Targeted Community Commitment Letters**





City of Bridgeton  
Office of Administration

10/13/20

NJEDA  
Ms. Elizabeth Limbrick  
PO Box 990  
Trenton, New Jersey 08625

Via Email: [elimbrick@njeda.com](mailto:elimbrick@njeda.com)

Dear Ms. Limbrick,


The City of Bridgeton is pleased to support the New Jersey Economic Development Agency's (NJEDA) application for an EPA Brownfield Assessment grant to assist CCI communities in New Jersey.

As you are aware, Bridgeton is a CCI community located in southern New Jersey with a population of just over 25,000 within our 6.2 square miles and our community, for lack of staff capacity and related reasons, is not likely to apply directly for EPA funding, despite the need for assistance in addressing some of the brownfields issues that such resources would enable.

Please accept this letter as an expression Bridgeton's commitment to supporting successful execution of this grant by providing assistance in finding or supplying space to host community groups, serving as a liaison to and for neighborhood groups; identifying potential sites for assessment or planning-related efforts; and assistance with obtaining access to brownfield sites.

We look forward to a fruitful collaboration with NJEDA on this important initiative.

Sincerely,

  
Kevin C. Rabago, Sr.  
Business Administrator  
City of Bridgeton





**Paterson**

Great Falls • Great Food • Great Future

**André Sayegh**  
**Mayor**

City Hall  
155 Market Street  
Paterson, New Jersey 07505  
Phone: (973) 321-1600  
Fax: (973) 321-1555

September 21, 2020

NJ Economic Development Agency  
36 West State Street  
Trenton, NJ 08625

To Whom It May Concern,

On behalf of the City of Paterson, I am pleased to send this commitment letter for the NJ Economic Development Agency's application to the US EPA Brownfield Assessment grant.

The City of Paterson is located in lower Passaic County. We are the second-most densely populated large city in the nation, second only to New York City, with nearly 150,000 residents living within 8.5 square-miles. Our jurisdiction is bordered and bisected by major highways, commuter and freight rail lines, and federal waterways, including Interstate Route 80, State Routes 19 and 20, and the Passaic River. The City contains a significant amount of industrial land in the northern, and southern/central portions of the City, including working and blighted warehouses reflecting the City's history as an industrial center. Our designation as a State of New Jersey Urban Aid community also reflects the high level of economic distress. Moreover, Paterson is home to eight federally designated Opportunity Zones.

The City of Paterson is committed to supporting successful execution of this grant by assisting the NJ Economic Development Agency with the identification of sites for the funding, providing meeting space (both in-person and virtual as needed) for community engagement, professional staff to provide assistance as needed on the project, property records and tax maps, and assistance with obtaining access to brownfield properties owned by the City.

We are in full support of your proposal and are hopeful that resources can soon be used to support our City's significant brownfield assessment needs.

Sincerely,

Mayor André Sayegh  
City of Paterson



## City of Perth Amboy

Wilda Diaz, Mayor

September 29, 2020

Mr. Tim Sullivan, CEO  
New Jersey Economic Development Authority  
PO Box 990  
Trenton, NJ 08625-0990

RE: New Jersey Economic Development Authority's USEPA Grant Application  
City of Perth Amboy Commitments of Support

Dear Mr. Sullivan,

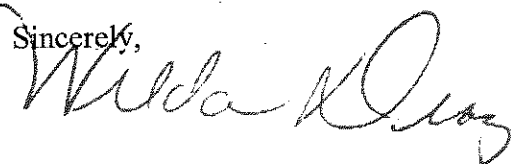
Please allow this letter to serve as the City of Perth Amboy's commitment to support the New Jersey Economic Development Authority's (NJEDA) application to the US Environmental Protection Agency for a Brownfield Assessment Grant.

Our 4.5 square mile community located on the shores of the Raritan Bay is home to over 50,000 residents. Settled by Scottish colonists in the late 1600s, we have an extensive and rich cultural history of maritime and industry. As such, our redevelopment efforts are often stymied by the many historic brownfield sites in our community. NJEDA's proposed EPA Assessment Program would provide for a much needed resource to assist urban municipalities like Perth Amboy with addressing our contaminated properties.

In the event of an award of funding, Perth Amboy pledges to assist NJEDA by:

- Nominating sites for NJEDA's consideration for environmental assessment
- Assisting with site access should our sites be selected for environmental assessment
- Facilitating outreach with relevant neighborhood and other community stakeholders
- Serving as a liaison between NJEDA and developers working in our city

Thank you for pursuing this funding to help communities like the City of Perth Amboy. We look forward to partnering with NJEDA for this program to further our mutual efforts to revitalize our brownfield sites.

Sincerely,  


Mayor Wilda Diaz



OFFICE OF THE MAYOR

# CITY OF BAYONNE

630 AVENUE C • BAYONNE, NEW JERSEY 07002-3898

TEL. (201) 858-6010 • FAX (201) 436-2413

**JAMES DAVIS, *MAYOR***



October 21, 2020

Mr. Tim Sullivan  
New Jersey Economic Development Authority  
PO Box 990  
Trenton, New Jersey 08625

Dear Mr. Sullivan,

On behalf of the City of Bayonne, I am pleased to send this commitment letter for the NJ Economic Development Agency's application to the US EPA for a Brownfield Assessment grant.

The City of Bayonne is located in Hudson County, a tightly compacted urban area that is ranked the third-most densely populated county in the U.S. Bayonne is a peninsula comprised of 5.62 square miles. The City contains a significant amount of industrial land in our southern and eastern portions, including ports, warehouses, and shipping terminals reflecting the City's history as a port and industrial center.

The City of Bayonne is committed to supporting successful execution of this grant by providing as needed in-person and virtual meeting space; assisting with identification of appropriate stakeholders to support community engagement; professional staff to provide assistance as needed on the project; and providing assistance with obtaining access to brownfield properties.

Thank you for considering this letter and NJEDA's proposal and the positive impact it will have on our community.

Sincerely,

James Davis  
Mayor, City of Bayonne



New Jersey Economic Development Authority  
EPA Assessment Grant Proposal

Threshold Documentation

## THRESHOLD CRITERIA

**1. Applicant Eligibility:** The New Jersey Economic Development Authority (NJEDA) is a New Jersey state government agency.

**2. Community Involvement:** Any site making use of the EPA funding will be required to show local support for the project. A local project sponsor and a support letter will be required. Prior to conducting the site assessment, at a minimum, one community meeting will be held to discuss the planned site work and provide contact information for the environmental consultant and NJEDA program manager.

During this community meeting, reuse options will be presented, however, it is very likely that when a site is proposed and selected for the NJEDA assessment program, it's reuse considerations will have already been vetted by residents and other stakeholders. For example, Perth Amboy's expansion of Rudyk Park was a direct result of a community driven planning process as set forth in the 2016 Rudyk Park Community Accessibility and Expansion Project plan. This plan was borne out of a series of public meetings in response to complaints that the park in its current configuration is not very accessible for residents.

As appropriate, these meetings will be held on-line via Microsoft Teams or in person. A virtual document repository, to include a project fact sheet translated into 11 different languages as was done for our COVID grant fact sheets, will be required on the municipal website of the community where assessment activities are to take place. This will allow for sharing of assessment information post-field efforts with community members. An email address will be included to provide a mechanism for receiving public comments and for NJEDA, their consultants, and/or the targeted municipalities to respond to such comments.

Our community meetings are "mobile phone-friendly". Many residents in the state's economically-disadvantaged areas do not have access to a computer. Almost all have access to a smart phone and with it internet access. New Jersey, unlike other areas in the country, has wide-spread broadband coverage, "From the data we currently have, despite the lack of precision, we know that New Jersey is one of the most highly wired states, if not **the highest**, in the nation." <https://www.njfuture.org/2020/09/16/broadband-for-all-the-geography-of-digital-equity-in-new-jersey/>

**3. Expenditure of Assessment Grant Funds:** The NJEDA does not have any EPA Brownfields Assessment Grants.

#### 14. Areas Affected by Project

NJEDA is a state organization. While communities throughout the state could make use of the funding, the application focus is the geographic area of twelve (12) municipalities designated as Community Collaborative Initiative (CCI) communities, with particular emphasis on those communities without existing EPA funding, specifically:

Bayonne, Hudson Co.

Bridgeton, Cumberland Co.

Paterson, Passaic Co.

Perth Amboy, Middlesex Co.

14. Additional list of Program/Project Congressional Districts for project sites:

NJEDA is a state organization. While communities throughout the state could make use of the funding, the application focus is the geographic area of twelve (12) municipalities designated as Community Collaborative Initiative (CCI) communities, with particular emphasis on those communities without existing EPA funding, specifically:

*Congressional Districts*

Bayonne, Hudson Co.	NJ-10
Bridgeton, Cumberland Co.	NJ-02
Paterson, Passaic Co.	NJ-09
Perth Amboy, Middlesex Co.	NJ-06

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

New Jersey Economic Development Authority

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

9494764440000

d. Address:

\* Street1:

36 West State Street

Street2:

PO Box 990

\* City:

Trenton

County/Parish:

\* State:

NJ: New Jersey

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

08625-0990

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Christina

Middle Name:

\* Last Name:

Gaetano

Suffix:

Title:

Sr. Grants Advisor

Organizational Affiliation:

NJEDA

\* Telephone Number:

6098586085

Fax Number:

\* Email:

CGaetano@NJEDA.com



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

Independent Auth. of NJ State

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

\* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-SF424 Areas Affected.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2021 Application for EPA Brownfields Community-Wide Assessment Grant  
New Jersey Economic Development Authority

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: